

Inho Chang
1155 Karth Lake Dr
Arden Hills, MN 55112

Saint Pual City Council

Public Hearing

Re: 733 Thomas Ave. Vacant Building Registration Fee Assessment

1/17/2024

Dear Council Members,

Good afternoon,

I am attending the hearing on January 17, 2024.

Thank you, council members, for giving me an opportunity to speak with you at this hearing.

My name is Inho Chang, who am the owner of the property.

I am not a native English speaker, so my English is not perfect. Please bear with me for my not perfect English.

The property had a fire incident on 4/6/2022. When I started working on having it repaired, everyone was short-handed and was extremely slow to respond to my requests, such as getting the police report, the insurance claim, finding contractors. Especially, I had a hard time to find right contractors. While the general building contractor I hired was working on repairing fire damages, I was able to have an electric contractor and got his proposal much later Feb. 2023 (see the attachment) after multiple interviews with contractors. The repair work has been taking a longer time than I anticipated.

The repair has been almost done June 2023. However, someone broke into the property and damaged the basement and stole the pipes for water heater, boiler, the water meter, and cut out electric wire on last June 2023 (see the attached police report). This caused me to take on an additional long period of time taking care of another round of plumbing, heating and electrical work and dealing with insurance. These works are in progress. I hope this information helps you understand why the repair took longer than expected.

I have a concern about the city's handling of this matter.

First, attached are the letters I received from the city for the vacant building registration notice, April, and May 2022 (see attachment). My record shows that I have not received any letter regarding Vacant Building registration fee notice since then. I would like to let you know that I diligently keep all the letters, notices, bills, etc. that I receive from the city, the County and other entities, and corresponds in my file with my best effort. Even with my best effort I might have overlooked or misplaced them.

As a result, I did not have any knowledge of how long I have the vacant building registration fee extended.

Second, how long do I expected to have a house with significant fire damage repair done? In 3, 6, 12, 24 months? I had fire with entire house from second floor and attic and the first floor.

Can you grant me Vacant Building registration fee less than the full 2 years?

As the owner of the property, I do want to get the repair done as soon as possible because while it is under repair, I am not getting any income. I am underwater.

Thank you for listening.

Inho Chang

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Wagner, Manager of Code Enforcement

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
www.stpaul.gov/dsi



CITY OF SAINT PAUL

April 13, 2022

Inho Chang
1155 Karth Lake Dr
Arden Hills MN 55112-2025

Customer #: 1508304
Bill #: 1643387

VACANT BUILDING REGISTRATION NOTICE

The premises at **733 THOMAS AVE** has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required by law to register this building with the Department of Safety and Inspections, Vacant Building Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$2,459.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code, Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

Payment must be received by May 13, 2022.

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Do Not Mail Cash

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at the above address.

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (651)266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

If the registration fee is not received in this office within 45 days of the date of this letter, the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

City of Saint Paul
Department of Safety and Inspections

My
Own
COPY

VACANT BUILDING REGISTRATION FORM

Date: 5/25/2022

Address of Property: 733 Thomas Ave. St. Paul, MN 55104

Planned disposition of this building (please check one):

☐ I plan to rehabilitate this structure commencing (date): _____

☐ I plan to demolish (wreck and remove) this building by (date): _____

☐ I am willing to authorize the City of Saint Paul to demolish and remove this building(s).

☒ This building is vacant as a result of fire damage. The fire occurred on (date) 4/6/2022.

I, as the property owner, want to claim registration and fee exemption status for ninety (90) days from the date of the fire. I intend to repair and reoccupy the building.

Other: _____

Responsible Party. Persons/organizations who will ensure compliance with the ordinance:

NAME	ADDRESS	PRIMARY PHONE	ALTERNATE PHONE
Inho Chang	1155 Karth Lake Dr Arden Hills, MN 55112	315-706-3738	651-330-4537

Persons, lien holders, mortgagees, mortgagors and other interested parties known to me:

NAME	ADDRESS	PRIMARY PHONE	ALTERNATE PHONE
N/A			

All persons listed here will receive letters for the annual fee renewal. *Also use this form to de-register your interest.*

Inho Chang

Print Your Name (legibly)

Inho Chang

Signature

1155 Karth Lake Dr

Address

Arden Hills MN 55112

City

State

Zip

315-706-3738

main contact telephone

651-330-4537

alternate phone

inho_chang@yahoo.com

Email address (print legibly)

INSTRUCTIONS: \$2,459.00 Registration Fee

Complete and return this form via us mail or fax.

Include the \$2,459.00 registration fee, ONLY if it is now due. For questions, call 651-266-8989.

Make checks payable to: **City of Saint Paul**

Make Payment online or mail payment to:

City of Saint Paul

Department of Safety and Inspections

Code Enforcement - Vacant Buildings

375 Jackson Street, Suite 220

St. Paul, MN 55101-1806

Credit Card payment accepted online or in person, or
by Fax: 651-266-9124

Thank you for your cooperation



CITY OF SAINT PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS

Steve Wagner, Manager of Code Enforcement

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8389
Facsimile: 651-266-1919
www.stpaul.gov/dsi

May 13, 2022

Inho Chang
1155 Karth Lake Dr
Arden Hills MN 55112-2025

What needs to be done
Aug 10th 2022
Robert Humphrey
651-266-9123

Customer #: 1508304
Bill #: 1643387

4/12
4/25

**VACANT BUILDING REGISTRATION FEE
WARNING LETTER**

5/22
4/17 Called Hoffman for extension

The Saint Paul City Council has adopted legislation which requires owners of vacant buildings to pay an annual fee and submit a registration plan on the form(s) enclosed with this letter. The annual fee is **\$2,459.00**. The purpose of this fee is to partially reimburse the City for administrative costs for registering and processing the Vacant Building Owner Registration forms and for the cost of monitoring these properties for compliance with Saint Paul Legislative Codes.

The fee for the vacant building located at 733 THOMAS AVE is now past due. You have fifteen (15) days from the date of this letter to pay this bill before this fee is sent to assessment, to be collected with your property taxes.

DO NOT MAIL CASH

Saint Paul Legislative Code, Chapter 43, requires this fee be paid no later than thirty (30) days after the building becomes vacant, and if not paid, the owner shall be subject to collections and prosecution as prescribed in the Legislative Code. Also, if at any time the registration fee is unpaid and owing, building permits will be denied for this building.

The full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The owner(s) still will be subject to a criminal Summons and Complaint for failure to pay this vacant building registration fee. This citation will necessitate a court appearance in Ramsey County District Court and the owner(s) will be subject to penalties provided for by law. The enclosed registration form must accompany the fee payment.

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at:

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